

1 The Seabrook Planning and Zoning Commission met on Thursday, August 20, 2020 at 9:00 PM in
2 special session **via teleconference** to consider and if appropriate, take action on the agenda items listed
3 below:
4

5 THOSE PRESENT WERE:
6

7 GARY RENOLA	CHAIRMAN
8 MIKE GIANGROSSO	VICE - CHAIR
9 SCOTT REYNOLDS	MEMBER
10 ROSEBUD CARADEC	MEMBER
11 GREG AGUILAR	MEMBER
12 DARRELL PICHA	MEMBER
13 ROB HEFNER	MEMBER
14 SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
15	
16 PAT PATEL	ADMINISTRATIVE ASSISTANT

17
18 Chairman Gary Renola called the meeting to order at 9:01 p.m. and stated there was a quorum
19 present.
20

21 **1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS**
22

23 No public comments.
24

25
26 **2.0 NEW BUSINESS**
27

28 **2.1 Consider and take all appropriate action on the request for approval of a Preliminary**
29 **Planned Unit Development (Preliminary PUD) to create "Seabrook Town Center"**
30 **comprising of a 324 unit luxury multi-family apartment complex, 37,000 sq. ft. of leasable**
31 **retail space, an entertainment plaza, and 751 parking spaces located on 3 Tracts of land,**
32 **approximately 19.5355 acres.**
33

34 The Planning and Zoning Commission met in special session, after a joint public hearing with
35 City Council, to discuss the agenda item above. The P&Z board members talked about
36 concerns of traffic issues, additional multi-family units, ingress and egress, lighting, noise,
37 buffering, parking, surrounding home values, possibilities of a grocery store anchor, the effects
38 of the development on the surrounding schools, and the development of retail on other
39 approved projects in Seabrook.
40

41 Motion made by Darrell Picha and seconded by Greg Aguilar.
42

43 To approve the Preliminary Planned Unit Development to create "Seabrook Town Center"
44 comprising of a 324 unit luxury multi-family apartment complex, 37,000 sq. ft. of leasable retail
45 space, an entertainment plaza, and 751 parking spaces located on 3 tracts of land, approximately
46 19.5355 acres.
47
48
49
50

51 Board Members took a vote on the above motion:
52

53 Aye – Greg Aguilar, Darrell Picha, Rosebud Caradec, Rob Hefner
54 Nay – Mike Giangrosso, Scott Reynolds, Gary Renola
55

56 MOTION CARRIED BY MAJORITY VOTE
57

58
59 **3.0 NEW BUSINESS**
60

61 **3.1 Approve the minutes from the July 16, 2020 regular P&Z teleconference meeting.**
62

63 Motion made by Mike Giangrosso and seconded by Rob Hefner.
64

65 To approve the minutes as presented.
66

67 MOTION CARRIED BY UNANIMOUS CONSENT
68

69 **3.2 Approve the minutes from the August 4, 2020 special P&Z teleconference meeting.**
70

71 Motion made by Mike Giangrosso and seconded by Scott Reynolds.
72

73 To approve the minutes as presented
74

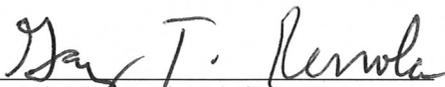
75 MOTION CARRIED BY UNANIMOUS CONSENT
76
77

78 **Motion was made by Mike Giangrosso and seconded by Rosebud Caradec.**
79

80 *To adjourn the August 20, 2020 Planning & Zoning meeting.*
81

82 Having no further business, the meeting adjourned at 9:48 p.m.
83

84 APPROVED THIS 17th DAY OF September, 2020.
85

86 
87 _____
88 Gary T. Renola, Chairman


87 _____
88 Pat Patel, Administrative Assistant